

**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**Monday, January 30, 2006
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #S200511 – REM Motor Rental for a 2 lot subdivision on property located on West Road, APN 046-001-0000 in a PC & RA Zone. (Continued from the 12/19/05 meeting)
2. #S200514 – Janet Hall for a 3 lot subdivision on property located at 110 Pinnacle Road, APN 075-018-0000 in an AA Zone. (Continued from the 12/19/05 meeting)
3. #Z200542 – Landmark Surveys, LLC for a zone change to C Zone on property located at 298 Somers Road, APN 083-002-0000 in an RA Zone. (Continued from the 12/19/05 meeting)
4. #Z200543 – CD Builders, Inc. for modification of site plan and special permit for a change of use from repair garage to convenience store and associated improvements on property located at 83 West Road, APN 028-056-0000 in a C Zone.
5. #Z200544 – Syn-Mar Products, Inc. for site plan approval and a special permit to construct an industrial building and associated improvements on property located on Nutmeg Drive, APN 017-022-0007 in an I Zone.
6. #S200515 – Landmark Surveys, LLC for a 4 lot subdivision on property located on Webster Road, APN 126-002-0000 in a RA Zone.
7. #Z200601 – Silver Brook Farm, LLC for special permit modification to change 1,500 square feet of retail space to warehouse space on property located at 160 West Road, APN 046-003-0001 in PC and RA Zones

IV. UNFINISHED BUSINESS:

1. #S200509 – Brook Crossing Developers, LLC for a 9 lot subdivision on property located at the Extension of Brook Crossing, APN 119-004-0000 in an RA Zone.

V. NEW BUSINESS:

1. Discussion with Rudolph Luginbuhl regarding Zone Change at 35 West Road from C/A to C.

2. Discussion regarding zone change along Private Grounds Road from C to LR.
3. Request for a 90-day extension to file subdivision mylars for the Angel Trace Subdivision #S200503.
4. Request for a 90-day extension to file subdivision mylars for the Gotta Go, LLC Subdivision #S200508.
5. #Z200604—Big Y Foods, Inc. for an amendment to the Ellington Zoning Regulations, Section 7.7b(5) Attached Signs Permitted in the C, PC, I and IP Zones. (RECEIPT ONLY)
6. Appointments to CRCOG Regional Planning Commission.

VI. ADMINISTRATIVE BUSINESS:

1. Set the effective date for the zone change from PC & RA to RA on property located at 120 Stafford Road, APN 148-021-0000.
2. Approval of December 19, 2005 Meeting Minutes
3. Correspondence:
 - a. Memo to the BOS from Reanna Goodreau, dated 12/21/05 (Yanaros Subdivision Open Space)
 - b. Letter from the Town of Somers, dated 1/5/06 (Amendment to Somers Zoning Regulations)
 - c. Connecticut Town & City, December 2005

VII. ADJOURNMENT